



**TOWN OF WEARE**  
PLANNING BOARD  
ZONING BOARD OF ADJUSTMENT  
15 Flanders Memorial Road  
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Naomi L. Bolton  
Land Use Coordinator

**Office Hours:**  
Monday  
thru  
Friday  
8 AM – 4:30 PM

**CIP SUBCOMMITTEE  
MINUTES  
OCTOBER 28, 2008  
(Approved as written 11/7/08)**

**PRESENT:** Paul Morin; Richard Butt; Paul Marsh; Naomi Bolton, Land Use Coordinator

**GUESTS:** Christine Hague; George Malette

**I. CALL TO ORDER:**

Chairman Paul Morin called this meeting to order at 8:05 AM in the Town Office Conference Room of the Weare Town Office Building.

**II. PUBLIC MEETING:**

**LIBRARY:** Christine Hague, Librarian was present to discuss three submittals. The first was a request for a new (remodeled/expanded) library facility for approximately \$3M. This is really a place holder only. In February 2005 the Facilities Committee report cites lack of air circulation, storage and smaller than recommended collection as some of the library's problems. Up Country Consultants library assessment (2006) finds existing 5,536 SF too small, non-ADA compliant. The facility needed and additional 3,440 SF in 2006. The current facility is at maximum floor load. The recommendation for a 20 year projection (in 2006) was 18,792 SF. This request is really just a place holder because they don't know when it will be brought forth. There is a lot of research and studies to be done first. The \$16K for the studies is being funded by the Jones Memorial Trust Fund, which the Library Trustees have authority to expend on library development. The subcommittee asked Mrs. Hague to resubmit the form indicating that the \$16K will be coming from another source. The next two requests might be duplicates as they have been working with the Building Committee for them. One is the Library masonry repointing and repair and the other is for exterior windows for the 1927 section. Both of these requests appear to be maintenance issues, which should be addressed in the exiting capital reserve fund.

**BUILDING COMMITTEE:** George Malette was present. Mr. Malette went over the two requests the Building Committee would like to present. The first was new back stairs and an elevator addition for the Town Office. The proposal is for a separate warrant article for \$300K. The purpose of this project is for an alternative plan to the second floor means of egress shown on the fire protection engineers report. This addition on the back of the building would bring new internal stairs and an elevator to all floors at the Town Office. The existing option takes up too much internal space. This option places a second means of egress from all offices, handicap access and the stairs are internal (not external) to the building. No need for the external fire escape or snow removal and is much safer. The second request for \$40K to bring the Town office building up to certain standards for health, life and fire safety as set forth in the

February 25, 2008 State fire marshals inspection letter. This project is not part of the normal repair or maintenance. We have to replace properly functioning doors with one hour rated doors and special hardware. We also need to build a fire rated separation wall on the upper floor and bring certain walls and areas up to new fire ratings and standards. The board then indicated that the current balance in the Government Building Maintenance Fund is \$268,578.56. There was discussion as to whether this amount needs to be added due to the balance that currently exists. Mr. Malette then brought up the recommended plan for 2008 list consisting of four pages that indicated an amount of money for a specific purpose. Mr. Malette felt that this four page report was what the voters approved the expenses for. This request of \$40K was not on the list that the voters approved, so he felt it should be a separate request. The subcommittee discussed this and will be further discussing this when the subcommittee meets to deliberate each request.

PARKS & RECREATION (PARC): Richard Butt stated that he went to the Parks and Recreation meeting on October 14<sup>th</sup>. At that meeting the Conservation Commission was discussing wanting to have the gate opened year round so that people could access the Woods Conservation Land. PARC was concerned with vandalism that would occur by leaving the gate open. One suggestion was to put money into the CIP to upgrade the road to be a Town maintained roadway. Fred Ventresco, Town Administrator is looking into if it is a Town road and if it is it may have to be open. If that is the result of the findings then PARC will probably come back with a last minute request for some fence, etc. for protection. Mr. Butt just wanted to make sure the subcommittee would be a little lenient.

CONSERVATION COMMISSION: Paul Marsh and Jon Dowst went to the October 15<sup>th</sup> meeting of the Conservation Commission. The Conservation Commission has no requests for this year. George Malette stated that once the Natural Resource Inventory is done the suggestion was made that they should come forward with parcels that they would like to protect, which would merely put them on the radar screen.

### **III. OTHER BUSINESS:**

NEXT MEETING: The CIP subcommittee asked Naomi to contact Jon Dowst to see what his schedule looks like for us to have the next meeting to go over all the requests, so that it can be moved onto the Planning Board and then onto the Board of Selectmen.

### **IV. ADJOURNMENT:**

As there was no further business to come before the subcommittee, the meeting was adjourned at 9:45 AM.

Respectfully submitted,

Naomi L. Bolton  
Land Use Coordinator